

**Agenda - revised**  
**BOARD OF ADJUSTMENT OF THE CITY OF ST. LOUIS**  
**Regular Meeting**  
**January 27, 2016**  
**1:30 p.m.**  
**Room 208, City Hall**

1. **Call to order.**

2. **A public hearing to consider each of the following;**

**APPEAL #10727** - Appeal filed by Anthony Auto Sales from the determination of the Building Commissioner in the denial of an occupancy permit authorizing the Appellant to operate a used auto sales/no repair with inside storage of heating equipment at 3750 Bates.

**WARD 13                      #AO526068-15                      ZONE: "F" – Neighborhood Commercial District**

**APPEAL #10728**- Appeal filed by Brandi Williams from the determination of the Building Commissioner in the denial of a building permit authorizing the Appellant to complete interior and exterior alterations to convert 4-family dwelling to residential care facility per plans (zoning only) at 4044-46 W Belle Pl.

**WARD 18                      #AB525852-15                      ZONE: "C" – Multiple-Family Dwelling District**

**APPEAL #10729**- Appeal filed by Botanical Heights Homes LLC from the determination of the Building Commissioner in the denial of a building permit authorizing the Appellant to construct a 36-unit apartment building with parking, per plans, (phase I, zoning only) at 4134-36 thru 4162-64 Detonty St.

**WARD 8                      #AB526006-15                      ZONE: "C" – Multiple-Family Dwelling District**

**APPEAL #10730**- Appeal filed by Botanical Heights Homes LLC from the determination of the Building Commissioner in the denial of a building permit authorizing the Appellant to construct a 24-unit apartment building with parking, per plans, (phase II, zoning only) at 4110-12 thru 4122-24 Detonty St.

**WARD 8                      #AB526004-15                      ZONE: "C" – Multiple-Family Dwelling District**

**APPEAL #10650**- Appeal filed by Spokeasy Cycle Cafe, from the determination of the Building Commissioner in the denial of a building permit authorizing the Appellant to construct a backyard café with bike repair services, per plans, zoning only, at 4910 S. Broadway.

**WARD 11                      #AB523305-15                      ZONE: "D" – Multiple Family Dwelling District**

**APPEAL #10704**- Appeal filed by Bill Yount Signs from the determination of the Building Commissioner in the denial of a building permit authorizing the Appellant to reface existing ground sign, per plans at 3934 S Grand.

**WARD 25                      #AB524987-15                      ZONE: "F" – Neighborhood Commercial District**

**APPEAL #10115** – Appeal file by D/B/A Anything Automotive, from the determination of the Building Commissioner in the revocation of a use variance and occupancy permit, with conditions, authorizing the Appellant to operate a used auto sales, car wash and auto repair (no body work or painting) at 5068 Chippewa. **(Revocation Hearing continued)**

**WARD 14                      #AO503099-12                      ZONE: "F" – Neighborhood Commercial District**

3. **Deliberations on the above hearings**
4. **Approval of Written decisions, Findings of Fact and Conclusions of Law from hearings and deliberations held on January 20, 2016.**

In accordance with the provisions of Ordinance 59981, effective July 31, 1986.

By authority of the Board of Adjustment

J. Klitzing, Chairman

cc:

Via Email:

Zoning Staff  
Mary Hart Burton, Zoning Administrator  
Randall Mourning, Building Commissioner's Office  
Ed Ware, Building Inspection Section  
Mary Ellen Ponder, Mayor's Office  
Michelle Maple, Commercial District Manager Supervisor  
Mallori Allen, City Counselor's Office  
Richard Gray, Director of Public Safety  
Otis Williams, SLDC  
Joe Thele, NSO  
Dale Ruthsatz, SLDC  
Margaret Johnson, Multigraph  
Don Roe, PDA

Via Hard Copy only:

Court Reporter  
Fire Marshall, 1421 N. Jefferson

Via Hard Copy with Attachments:

Alderman, Room 230  
Mary Hart Burton, Zoning Administrator  
Mallori Allen, City Counselor's Office  
Board Members  
Business Assistance Center, Room 421

Via Hand Delivery:

Register, Room 234  
Post